

AGN. NO.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

May 18, 2010

Feasibility Study for Workforce Housing at Athens Sheriff's Station and Martin Luther King, Jr. Medical Center Campus

Many middle-income families cannot afford housing near their employment. One response to this affordability crisis is to develop employee housing on land owned or leased by their employer. The benefits to Los Angeles County (County) from workforce housing developed on leased land could be substantial. It would allow for the productive use/reuse of underutilized land, create income to the County through a land lease, attract and retain valued employees who cannot afford housing near their job, eliminate long distance commuting with multiple environmental benefits, promote economic development, integrate the workforce as stakeholders in the local community, and allow the County to retain long term ownership of the land.

In the Second District, there are two locations that may be suitable for this type of investment: 1) a 2.5-acre vacant parcel on the site of the Athens Sheriff's Station and 2) a 1.5-acre south-west corner parcel on the Martin Luther King, Jr. Medical Center Campus, which is currently used as a parking lot. The County should assess the potential feasibility of developing these sites with housing projects where eligible County employees will have first priority to acquire homes.

MOTION

RIDLEY-THOMAS _____

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I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

Direct the Chief Executive Officer, in coordination with the Director of the Probation Department, Sheriff and the Acting Director of the Health Department, to conduct a study on the feasibility of developing the Athens Sheriff's Station and the Martin Luther King, Jr. Medical Center Campus sites with workforce housing. The study should include proposals on the level and type of development that is physically and legally feasible, the extent to which such development could reasonably meet the housing needs of the adjacent workforce, and whether such physically feasible and market acceptable development is financially viable, and report back in writing by July 30, 2010 with their findings and recommendations.

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